Peregrine House

Refurbished Industrial & Office Accommodation

Peregrine Road | Westhill | AB32 6JL

TO LET

Warehouse
10,014 SQFT (930.33 SQM)

Office
11,076 – 20,234 SQFT (1,028.99 – 1,879.80 SQM)

TOGETHER
10,014 – 30,248 SQFT (930.33 – 2,810.13 SQM)

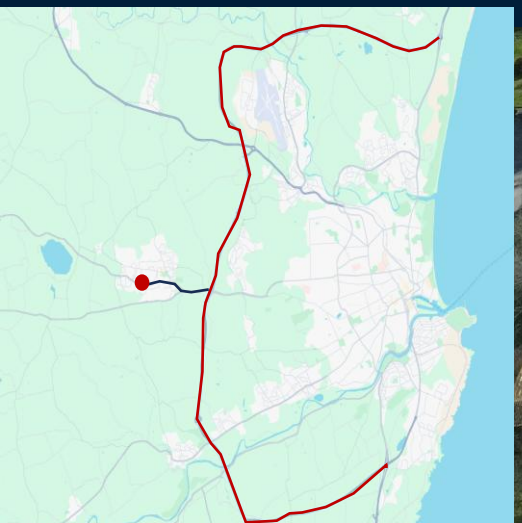


LOCATION

The property is located on Peregrine Road, Westhill, situated approximately 8 miles west of Aberdeen. Westhill has established itself as a global centre of excellence for engineering and subsea sectors and has traditionally boasted low vacancy rates.

The Aberdeen Western Peripheral Route (AWPR) is less than two miles east of the property, connecting Westhill to the north and south of Aberdeen and beyond.

Surrounding occupiers include Halliburton, IKM, Boskalis, Total, Acteon and Donaldson Timber. Surround amenities include Costco, Tesco, M&S, McDonalds, Greggs and Starbucks.











Peregrine House

10,014 sq.ft – 30,248 sq ft (930.33 – 2,810.13 sq m)

Peregrine House offers several potential opportunities with both office and warehouse accommodation available in various combinations. The property has recently undergone a significant refurbishment, following this the property now offers impressive warehouse space, with a large yard.

SPECIFICATION

- Steel portal frame construction
- Insulated profiled cladding
- High level windows providing natural light to warehouse
- High bay LED lighting
- Two Electric roller shutter doors on two elevations
- Large secure yard / dedicated car parking

Warehouse

10,014 sq ft (930.33 sq m)

The warehouse comprises mostly industrial storage accommodation with two mezzanine levels and appropriate staff welfare and office accommodation. The additional office accommodation shown can be included.

	SQ FT	SQ M
Warehouse & Welfare	7,351	682.93
Mezzanine	2,663	247.40
Yard / Car Park	35,000	

Office Accommodation

20,234 sq ft (1,879.79 sq m)

The office accommodation can be leased as part of the industrial warehouse, or in isolation.

	SQ FT	SQ M
Office & Welfare	11,076	1,028.99
Office extension	9,158	850.80
Total	20,234	1,879.79

AN INTERESTING OPPORTUNITY AWAITS







The industrial warehouse can be leased on its own, along with a significant secure yard, or with part or whole of the office accommodation. Equally the office accommodation can be leased in isolation in various combinations.

Further information, including architect drawings and space plans are available upon request.



TERMS

On application, dependent on space requirements

VAT

All figures quoted are exclusive of VAT

EPC

Available upon request

Entry

Available Immediately

BUSINESS RATES

The property currently forms part of a larger entry into the Valuation Roll. An estimate can be provided upon request.

ALL ENQUIRIES

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Particulars dated March 2026. Photographs dated October 2026.